



FOCUS GROUP FOR SAN ANTONIO UNIFIED DEVELOPMENT CODE



AGENDA

- **SA Tomorrow Goals**
- **Unified Development Code Alignment**
- **UDC for Getting Around San Antonio**
- **SA Tomorrow's Vision**



SA TOMORROW COMPREHENSIVE PLAN

Population
increase of
1 million people
by **2040**
SA Tomorrow Comprehensive
plan



Growth and
City Form



Transportation &
Connectivity



Housing



Jobs & Economic
Competitiveness



Community Health
& Wellness



Public Facilities &
Community Safety



Natural Resources
& Environmental
Sustainability



Historic
Preservation &
Cultural Heritage



Military





character and
integrity | mixed-use
regional
centers | attractive
multimodal
corridors | high
performing transit
service



2

safe and convenient
access | jobs |
housing | amenities |
basic services | great
parks | strong
schools | convenient
shopping | nearby
regional centers



Mixed-income neighborhoods | walkable and bikeable streets, trails and pathways | link natural greenways and drainage ways

A large, multi-story townhome complex with yellow, red, and green exterior walls, featuring balconies and a parking lot with several cars.

4 Inclusive and affordable housing and transportation



A scenic view of the Canal de la Madama in Montreal, Quebec, Canada. The canal is filled with people on colorful boats, and the banks are lined with lush green trees and buildings. A large stone bridge is visible in the background.

5

Variety of amenity-rich places | balance live, work and play opportunities



6

Conserve, protect and manage natural, cultural and historic resources and open space



An aerial perspective of a modern urban development. The scene features several multi-story residential buildings with light-colored facades and dark-framed windows. Many of the buildings have solar panels installed on their roofs. A central green space with a playground and a small pavilion is visible, surrounded by trees and pedestrian paths. A winding road with cars and a few people walking is also shown. The overall atmosphere is bright and sunny, suggesting a clear day.

7 Innovative and sustainable ideas and development



SA TOMORROW GOALS



Image source: SA Tomorrow Comprehensive Plan (2019)

8

Ongoing planning
framework | opportunities
for participation and
partnerships | prioritization
and performance
measurement



A group of children are playing soccer on a grassy field. One child, wearing a brown jacket and glasses, is in a wheelchair. Another child, wearing a white jacket and blue jeans, is pushing the wheelchair. A third child, wearing a black jacket, is standing behind the wheelchair. In the background, a large building with a glass facade is visible. A group of children are sitting on a bench in front of the building. The sky is blue and there are trees in the background.

Enhance levels of authentic engagement with all residents, including youth, seniors and disabled populations





RULES & GUIDELINES THAT REGULATE HOW SAN ANTONIO IS BUILT



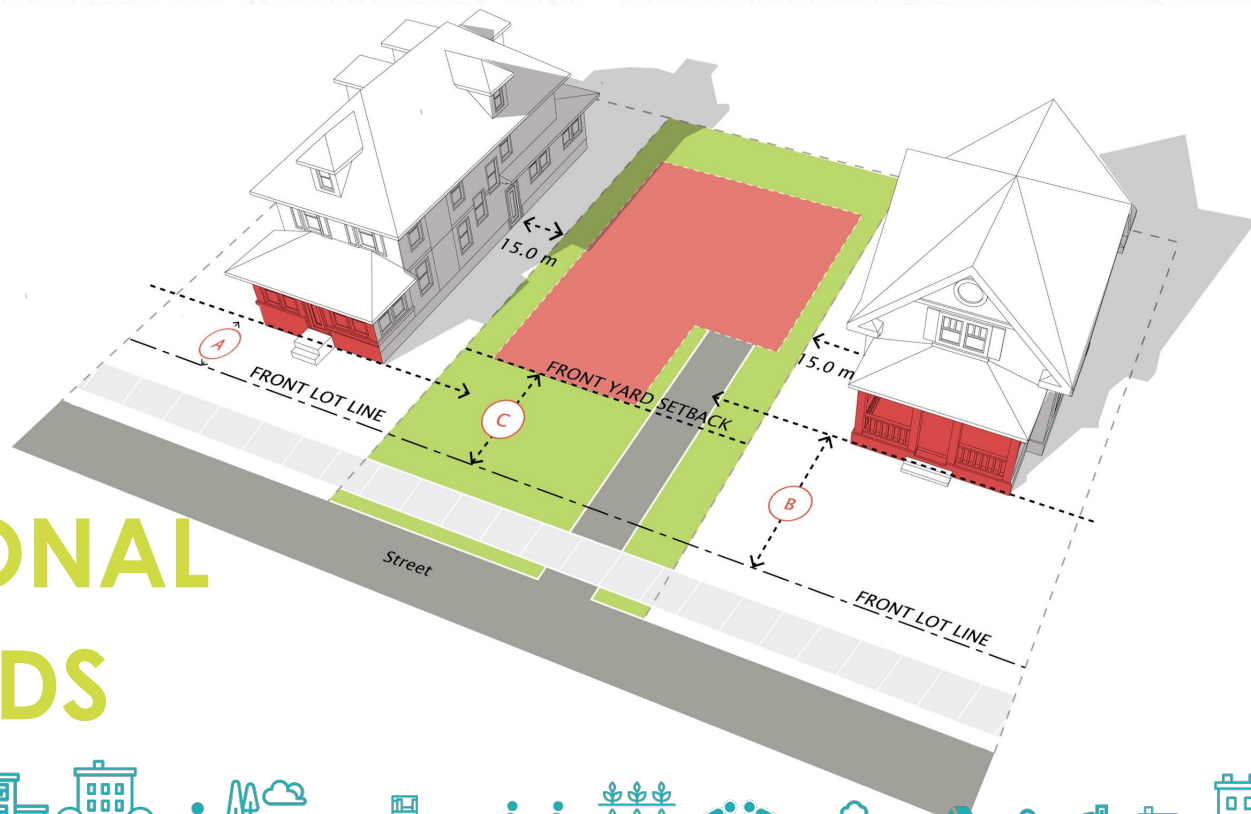
UNIFIED DEVELOPMENT CODE CAN REGULATE



HOW YOU USE YOUR PROPERTY



DIMENSIONAL STANDARDS



WHAT CAN BE BUILT IN YOUR NEIGHBORHOOD



UNIFIED DEVELOPMENT CODE CAN REGULATE



HOW STREETS ARE ARRANGED AND ORGANIZED



UNIFIED DEVELOPMENT CODE CAN REGULATE



HOW COMFORTABLE IS YOUR COMMUTE



UNIFIED DEVELOPMENT CODE CAN REGULATE



IF AND HOW MUCH PARKING THE CITY REQUIRES YOU TO BUILD



UNIFIED DEVELOPMENT CODE CAN REGULATE THAT

AND MORE

FENCING, DRAINAGE, CURB TYPES, SIDEWALK WIDTHS, LOT SIZES, DENSITY, PERMIT PROCESS, ACCESS TO LOTS, SIGNAGE....

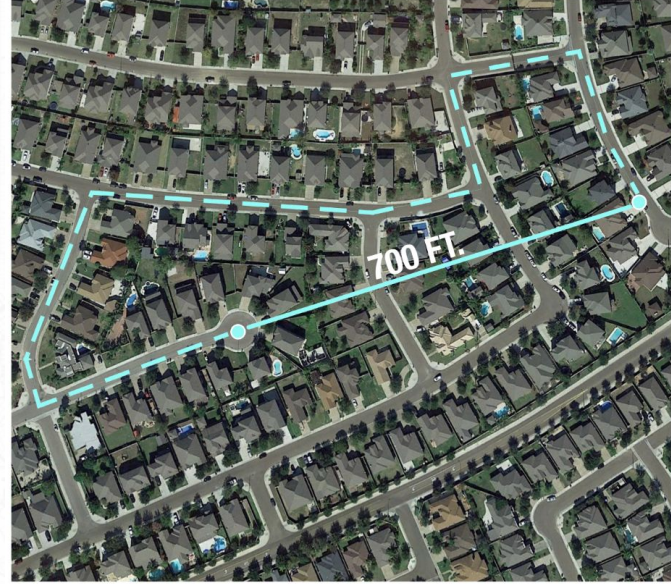




... ON EVERY SCALE...



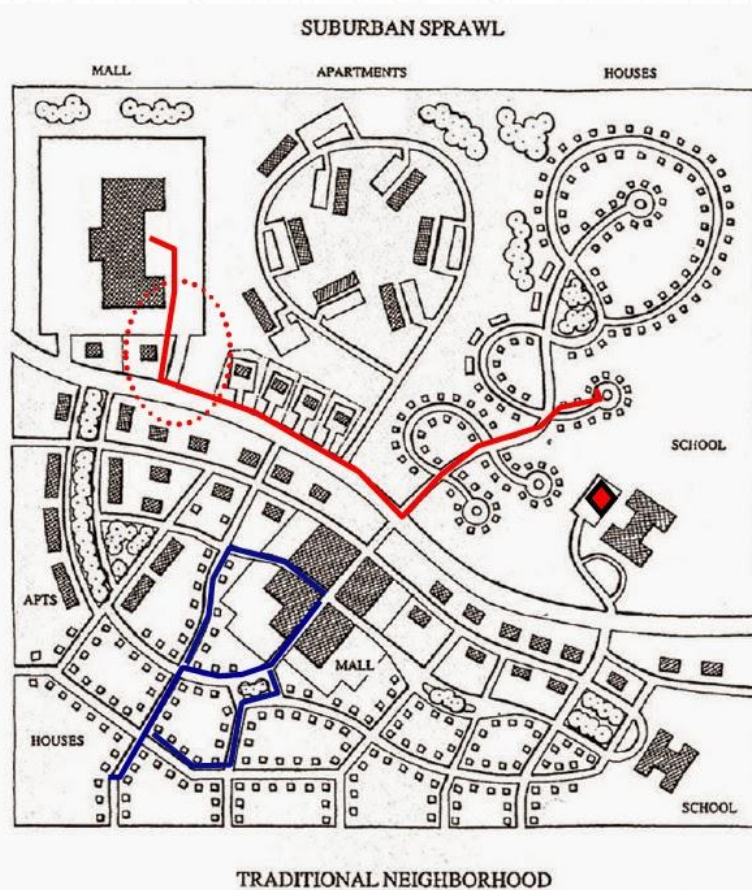
WALKING TRAVEL DISTANCE: 1,020 FEET



WALKING TRAVEL DISTANCE: 2,560 FEET



... SHAPING THE CITY AROUND YOU



STAY TUNED: THIS IS JUST THE BEGINNING

Today, August 2019

**Stakeholder Interviews
Focus Topic Groups Input**

1st Round Input Meetings

November, 2019

**Stakeholder Interviews
Focus Topic Groups Input**

2nd Round Input Meetings

March, 2020

**Stakeholder Interviews
Focus Topic Groups Input**

3rd Round Input Meetings

May, 2020

Presentation of the UDC

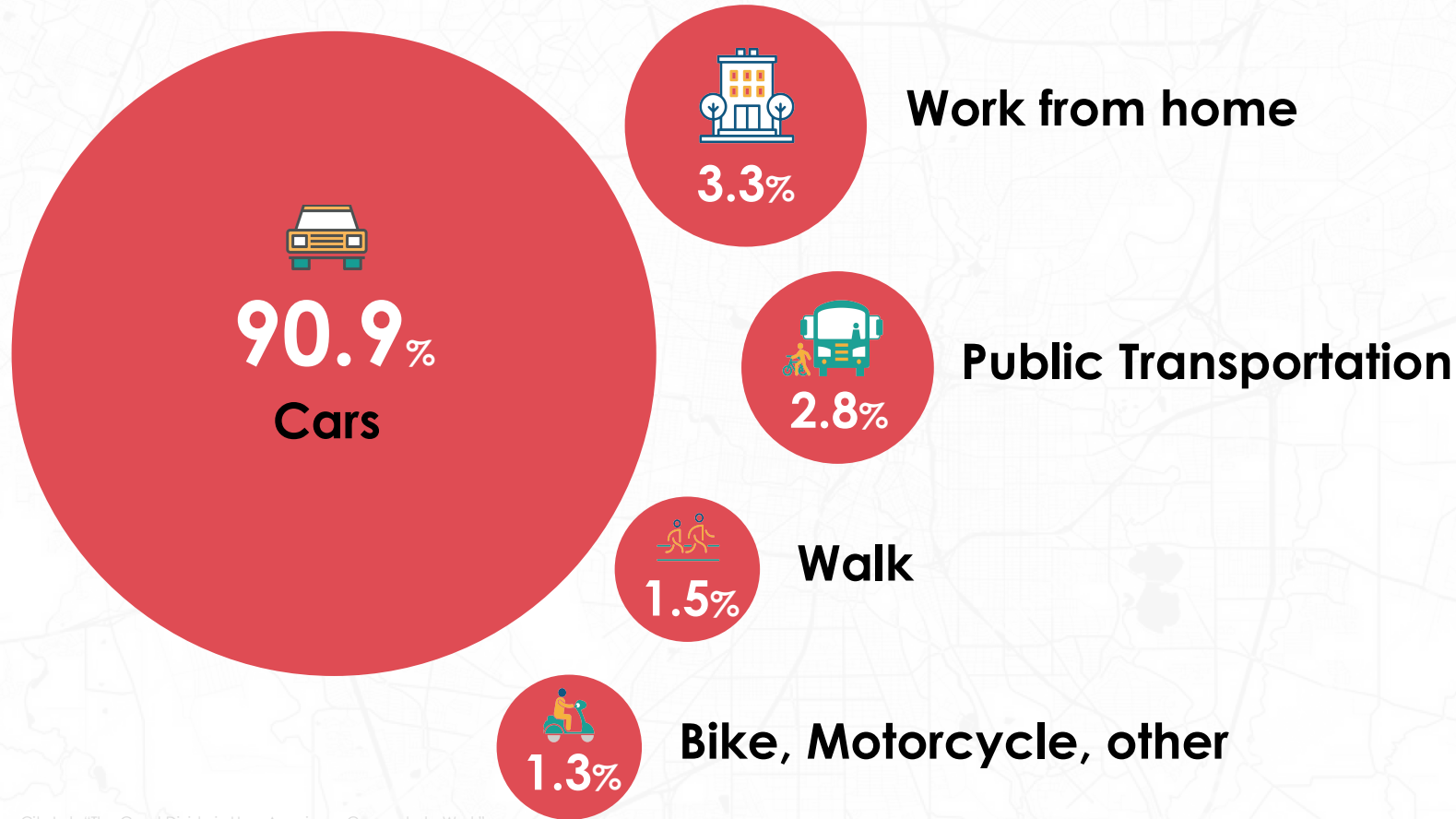
September, 2019-March, 2020

Online Public Survey

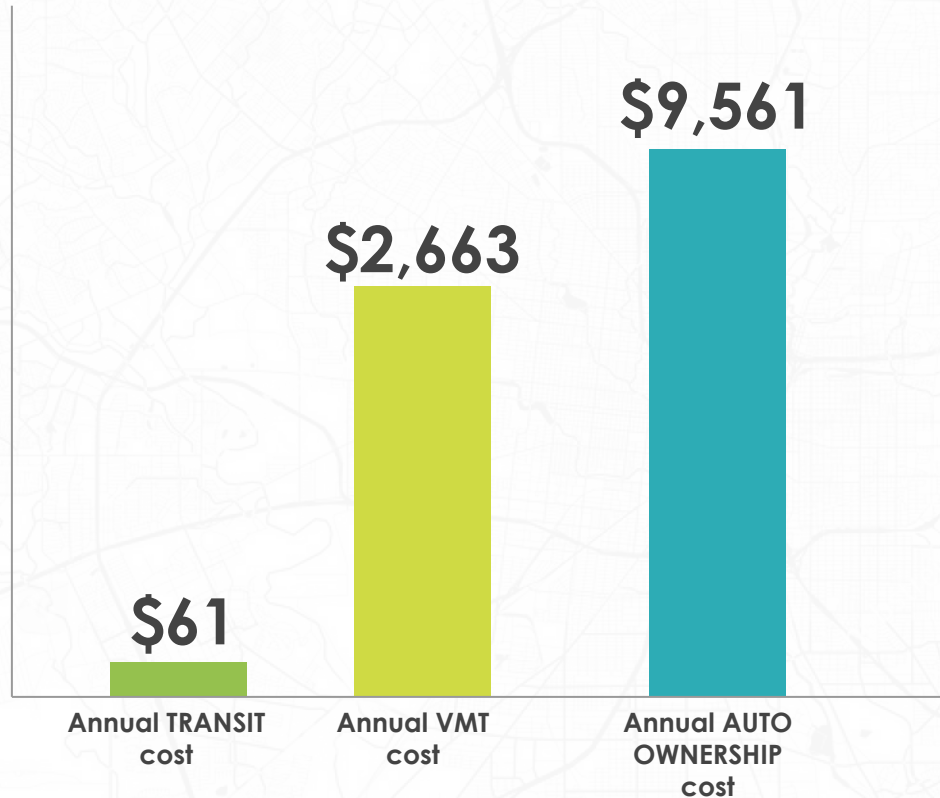


GETTING AROUND SAN ANTONIO

SAN ANTONIO MOBILITY OPTIONS



TRANSPORTATION COSTS IN SA



Annual TRANSIT Costs are calculated using figures obtained from the National Transit Database. This component of total Transportation Costs factors the average cost of transit use per household using the regional average price.

Annual VMT Costs are calculated using modeled VMT and have been defined as the cost of gas, maintenance, and repairs per mile. These costs are largely variable and therefore determined primarily based on the level of use of the automobile.

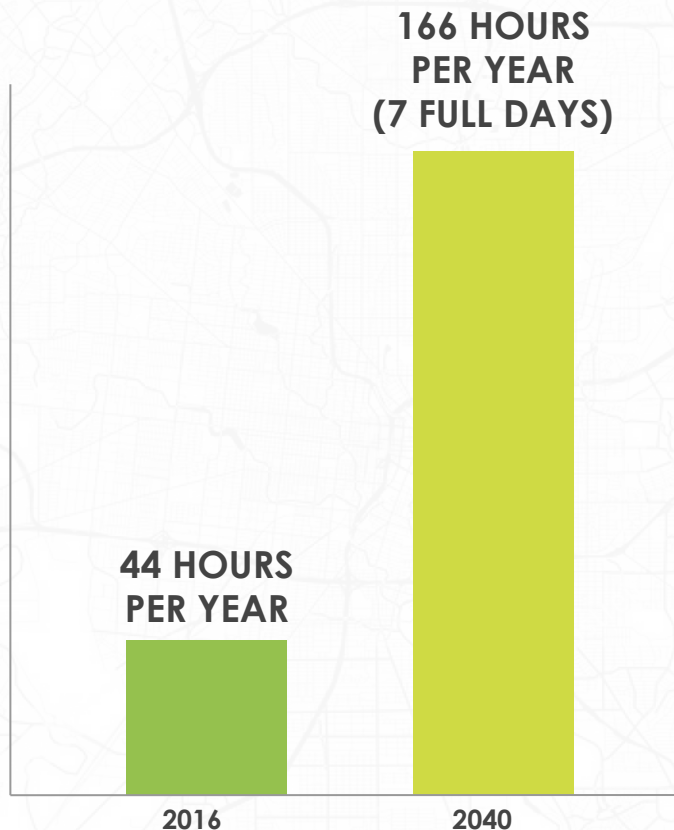
Annual OWNERSHIP Costs have been defined as the cost of depreciation, finance charges, insurance, license, registration, and taxes (state fees) per auto. These costs are largely fixed, less determined by use, and therefore, a result of simply owning an automobile



SAN ANTONIO COMMUTE TIMES

Commute
Times in San
Antonio
expected to
increase

400%



Adding **20**
minutes to your
commute time
can make you as
miserable as
getting a **19%**
salary cut.

*Community and Wellbeing,
September 2017*

TODAY

INDUCED DEMAND



Image source: Dealing with Congestion

WIDENED HIGHWAYS
ENCOURAGE MORE DRIVERS TO
LIVE FURTHER AWAY FROM CITY
CENTERS, MAKING PEOPLE MORE
DEPENDENT ON DRIVING. IT'S A
PHENOMENON KNOWN AS THE
FUNDAMENTAL LAW OF HIGHWAY
CONGESTION OR, INDUCED
DEMAND.

Benjamin Schneider- City Lab

TODAY

DENSITY FOR TRANSIT

HOW TRANSIT READY ARE WE?



17

**Density required for transit
(Bus stop)**

residents/gross acre



6.07

Density in Central SA

residents/gross acre



3.89

Density in NorthEast SA

residents/gross acre



2.52

Density in NorthWest SA

residents/gross acre



2.40

Density in North SA

residents/gross acre



WALKABILITY AND WALK SCORE

ONLY **5** NEIGHBORHOODS
IN SAN ANTONIO HAVE A
WALKSCORE ABOVE
70

San Antonio's Overall
Walk Score

38 /100

And has been **decreasing** according
to SA 2020 report

TODAY

A faint, light gray map of San Antonio, Texas, serves as the background. It shows a network of streets, highways, and geographical features like rivers and parks.

WHAT DOES SA TOMORROW ENVISION?

HIGH CAPACITY TRANSIT CORRIDOR



Image source: SA Tomorrow Comprehensive Plan (2019)



HIGH CAPACITY TRANSIT CORRIDOR



HOW DO WE GO FROM TODAY TO TOMORROW?



Image source: SA Tomorrow Comprehensive Plan (2019)

OTHER TOPICS TO CONSIDER

- PARKING
- MULTI-MODAL OPTIONS
- DENSITY
- BARRIERS TO WALKABILITY
- RIGHT-OF-WAY
- MICROMOBILITY
- LANDSCAPING
- ALLEYWAYS
- TACTICAL URBANISM
- STREET GEOMETRY
- STREET CONNECTIVITY
- TRANSIT-ORIENTED DEVELOPMENT





THANK YOU